

Public Land Sale

Public Land Sale By Online Auction

Six Properties in Laughlin, Nevada

Auction Start Date:
July 25, 2005

Online Auction Site:
www.auctionrp.com

Offered by the Bureau of Land Management
(BLM), Las Vegas Field Office

Online auction services provided by the
U.S. General Services Administration (GSA)

Send enclosed bid forms and bid deposits to:

U.S. General Services Administration
Office of Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM July 2005 Online Auction

For More Sales Information

Fabian Huey

1-888-472-5263 (GSA-LAND), ext. 3408
e-mail: fabian.huey@gsa.gov

Need More Online Information?

Gina Arias-Arrieta

1-888-472-5263 (GSA-LAND), ext. 3431
e-mail: gina.arias-arrieta@gsa.gov

Web Sale Page

<http://propertydisposal.gsa.gov/property>
Click on Nevada to view and download
Property sales information

Auction Details

This sale consist of six parcels located in Laughlin, Nevada that were not sold at the June 15, 2005 Oral Auction. The parcels, as described in the enclosed maps and encumbrance information, are parcels generally suitable for residential and/or commercial purposes.

How to participate:

- Review enclosed parcel information and online auction instructions enclosed.
- Submit bid form with the required registration deposit in the amount of \$10,000 **made payable to General Services Administration** (certified check, cashier's check, U.S. Postal money order or credit card) for each parcel to GSA either by mail or online. Enter Property Code (listing on back) and the Parcel Number to complete bid form.
- Go to www.auctionrp.com or call toll-free 888-GSA-LAND (use Property code for the assigned parcel) to check for increased bids and closing date (to be announced).
- Use your User ID and Password to increase your bid on the property.

Important Information:

Bidding will begin at the appraised fair market value. No parcel will be sold for less than its fair market value (see parcel maps for FMV).

After the auction closes, the highest qualified bids will be declared and the highest bidder will be required to submit an additional amount, when taken together with the initial registration deposit, will equal at least ten percent (10%) of the amount bid within ten days of the date on the "ten percent" letter.

High bidders will have 180 days of the date of the "ten percent" letter to pay the remaining amount. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your registration deposit to the BLM.

Please refer to the Laughlin 2005 sales brochure for General Terms and Conditions. If you need a copy of the sales brochure, please contact our office.

PROPERTY CODES FOR BLM July 2005 ONLINE AUCTION

The following lists the six parcels that were not sold at the June 15, 2005 Oral Auction and are available by online auction beginning July 25, 2005. Please use the specified Property Code to bid online at www.auctionrp.com.

Property Code	Parcel Number	APN	Acres	Fair Market Value	Bid Increments
242	N-78218	264-08-000-001	26.24	\$2,310,000	\$50,000.00
243	N-78852	Pt. 264-09-000-001/002	555.00	\$52,700,000	\$250,000.00
244	N-78897	Pt. 264-15-000-005	80.00	\$7,040,000	\$50,000.00
245	N-78901	Pt. 264-16-000-001/002	330.00	\$28,500,000	\$150,000.00
246	N-78917	Pt. 264-08-000-001	582.82	\$29,300,000	\$150,000.00
247	N-78934	Pt. 264-17-000-001	202.59	\$8,700,000	\$50,000.00

A registration deposit of Ten Thousand Dollars (**\$10,000.00**) must accompany your **Bidder Registration and Bid Form** (on Page 13) in form of a cashier's check, certified check or U.S. Postal money order made payable to **General Services Administration (GSA)**. Personal or company checks are **not** acceptable.

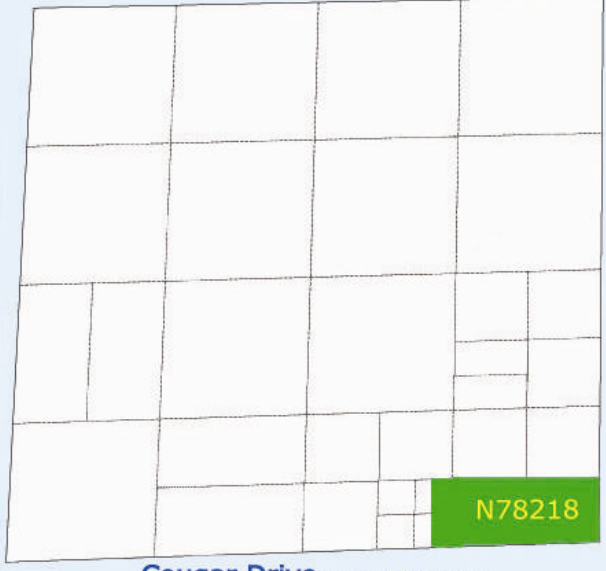
Registration deposit by credit card (Visa or MasterCard) may be made over the internet by following the instructions on the online auction site: www.auctionrp.com or by completing the **Registration Deposit by Credit Card** (on page 12).

For your convenience, the Bidder Registration and Bid Form and Registration Deposit by Credit Card Form may be duplicated.

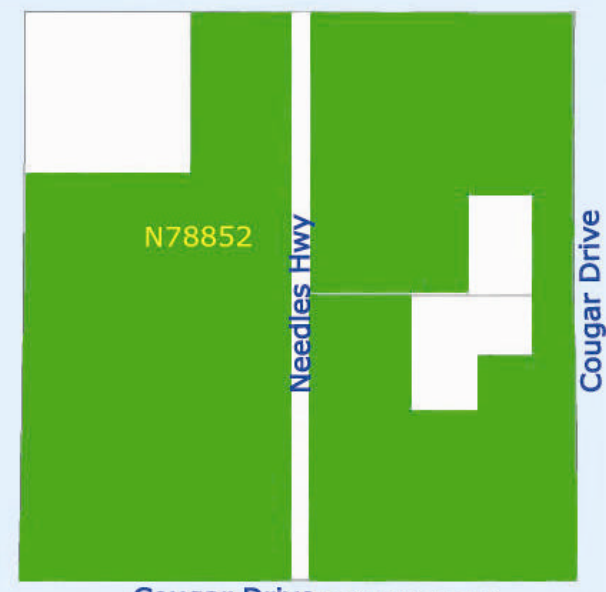
Please mail completed forms and registration deposits to:

General Services Administration
Office of Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor
San Francisco, CA 94102
Attn: BLM July 2005 Online Auction

PARCEL MAP FOR PROPERTY CODE: 242

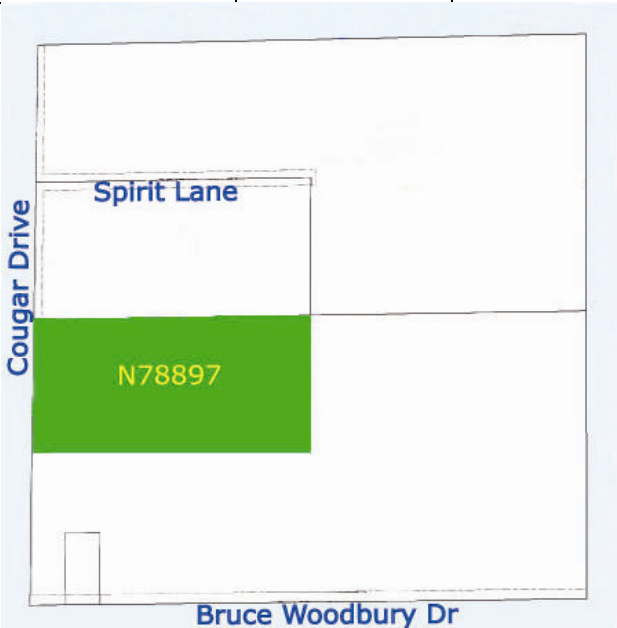
Parcel No. N-78218	APN: 264-08-000-001	Size: 26.240 ac	FMV: \$2,310,000	Bid Increment: \$50,000.00
 <p style="text-align: center;">Cougar Drive (Hiko Springs Lane)</p>				
Legal Description: T. 32 S., R. 66 E., Sec. 08, Lots 28, 29, 31, 33.				

PARCEL MAP FOR PROPERTY CODE: 243

Parcel No. N-78852	APN: pt. 264-09-000-001/002	Size: 555.00 ac	FMV: \$52,700,000	Bid Increment: \$250,000.00
 <p style="text-align: center;">Cougar Drive (Hiko Springs Lane)</p>				
Legal Description: T. 32 S., R. 66 E., Sec. 09, N $\frac{1}{2}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$				

PARCEL MAP FOR PROPERTY CODE: 244

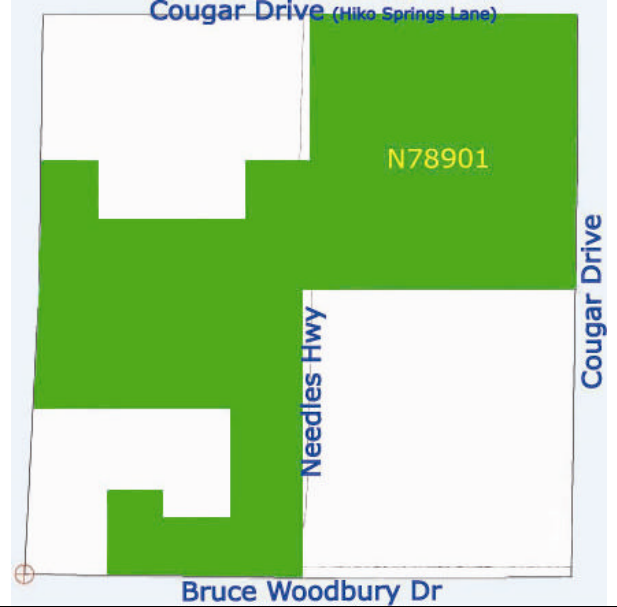
Parcel No.	APN:	Size:	FMV:	Bid Increment:
N-78897	pt. 264-15-000-005	80.00 ac	\$7,040,000	\$50,000.00



Legal Description: T. 32 S., R. 66 E., Sec. 15, N $\frac{1}{2}$ SW $\frac{1}{4}$.

PARCEL MAP FOR PROPERTY CODE: 245

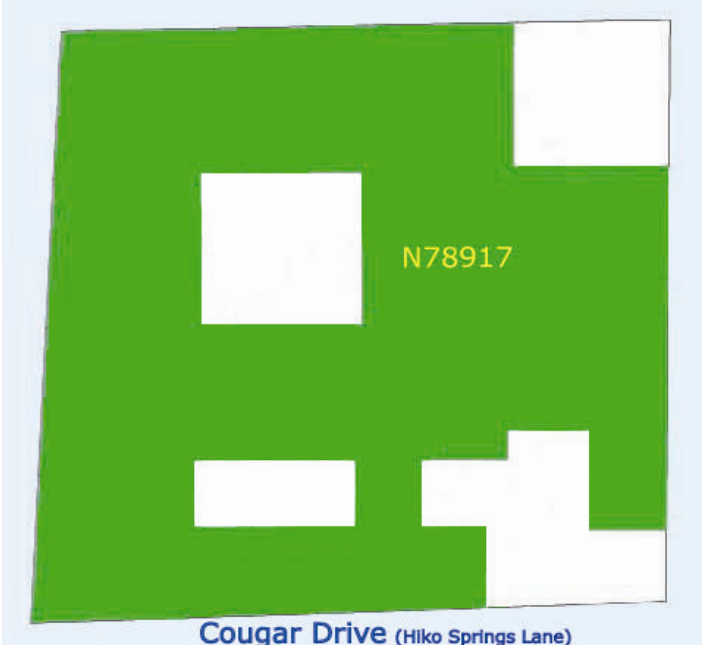
Parcel No.	APN:	Size:	FMV:	Bid Increment:
N-78901	pt. 264-16-000-001/002	330.00 ac	\$28,500,000	\$150,000.00



Legal Description T. 32 S., R. 66 E., Sec. 16, NE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$.

PARCEL MAP FOR PROPERTY CODE: 246

Parcel No.	APN:	Size:	FMV:	Bid Increment:
N-78917	pt. 264-08-000-001	582.82 ac	\$29,300,00	\$150,000.00

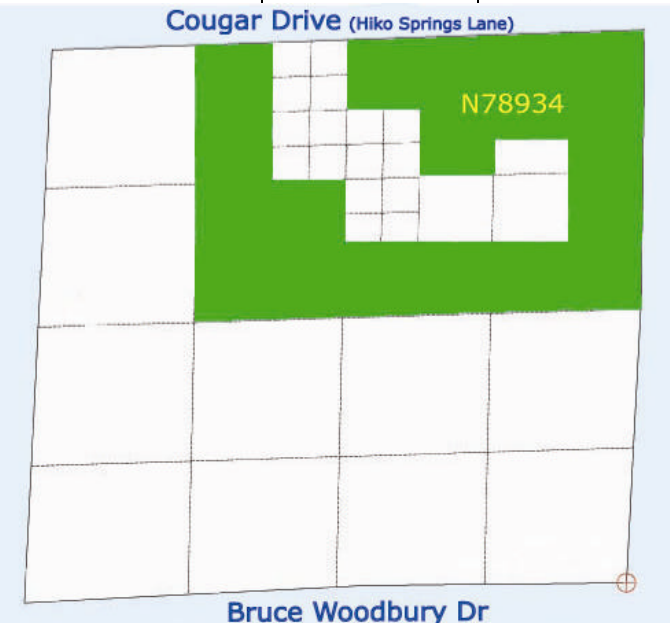


Cougar Drive (Hiko Springs Lane)

Legal Description: T. 32 S., R. 66 E., Sec. 08, Lots 2-5, 7-12, 14-18, 20-22, 24-27, 32.

PARCEL MAP FOR PROPERTY CODE: 247

Parcel No.	APN:	Size:	FMV:	Bid Increment:
N-78934	pt. 264-17-000-001	202.59 ac	\$8,700,000	\$50,000.00



Cougar Drive (Hiko Springs Lane)

Bruce Woodbury Dr

Legal Description: T. 32 S., R. 66 E., Sec. 17, Lot 1-4, 6-8, 21, 22, 25, 30,32, 34-36.

BLM July 2005 Online Auction Instructions

Online Auction site: www.auctionrp.com – Click on Featured Auction or the state map of Nevada

1. Auction Start Date

The auction starts on July 25, 2005 at 9:00 a.m. PDT.

2. Type of Sale

This sale will be an online auction conducted via the Internet. The auction will be conducted over a period of several weeks as determined by bid activity. The date for receipt of final bids will be announced on the Internet and on the telephone hotline message with three days prior notice (**see Call for Final Bids, Page 9, Paragraph 11**). The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their activity.

3. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

4. Opening Bid

The auction will begin with a specific bid price, as stated in the enclosed information or on the auction web site, but not less than

the appraised fair market value. The Government must obtain fair market value for the property and reserves the right to reject any and all bids.

5. Registration Deposit Terms

a. A registration deposit of Ten Thousand Dollars (**\$10,000.00**) must accompany your **Bidder Registration and Bid Form** (on Page 12) in form of a cashier's check, certified check, U.S. Postal money order, or credit card (Visa or Mastercard). Personal or company checks are **not** acceptable. Send your bids and deposits to the:

**General Services Administration
Property Disposal Division (9PR)
450 Golden Gate Ave., 4th Flr East
San Francisco, CA 94102-3434
Attn: BLM July 2005 Online Auction**

b. Please make your cashier's check or money order payable to: **"General Services Administration (GSA)"**.

c. Within ten (10) calendar days of acceptance of an offer by the Government, the successful bidder agrees to deposit an additional amount which when added to the bid deposit, will equal at least ten percent (10%) of the amount bid. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

d. Failure to provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. The full balance of the purchase price is payable within 180 calendar days after award.

e. Registration Deposits that are rejected will be returned to bidders without interest. Bidders will be required to provide GSA with a Tax Identification Number (TIN) to ensure proper refund of the Registration Deposit by the U.S. Treasury. The TIN may be either a Social Security Number (SSN) or an Employer Identification Number. The use of an individual's SSN will be collected only for the proper refund of the Registration Deposit.

f. Registration Deposits received from the two highest bidders will be held as stipulated in **Backup Bidder, Page 11, Paragraph 15**. All other Registration Deposits will be returned or credited to their credit card after the last day of the auction or upon written request to withdraw from the auction unless the bidder is the first or second highest bidder.

6. Bidder Registration

a. Bids must be submitted on the page titled "Bidder Registration and Bid Form". All information and certification

requested thereon must be provided. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional Bidder Registration are available upon request or you may photocopy the enclosed forms.

b. Bids should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. **The Bidder Registration must be signed and dated.**

c. To register online, bidders should return to GSA their original signed and completed Bidder Registration and Registration Deposit by Credit Card (if applicable). Bidders should retain all other documents, including one copy of the Bidder Registration, for personal records.

7. Bidding in General

a. Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids with proper deposit may be delivered to GSA, 450 Golden Gate, 9PR, San Francisco, CA 94102 either in person, by U.S. Mail, by private delivery services, or via the Internet at <http://www.auctionrp.com>.

c. Bids must be submitted without contingencies.

d. By submitting your bid through www.auctionrp.com, you are agreeing that your internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID number and password on the Internet.

e. Awards will be made that are in the best interest of the Government.

f. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

8. User Identification Number

A User Identification (ID) number and password are used to register online and to place bids. If you register online at www.auctionrp.com you will be required to assign your own User ID (limited to eight [8] alphanumeric characters). The required password must be at least eight [8] characters and **must include at least: a) one letter, b) one number, and c) one special character such as: ! @ # \$ % ^ & * ()**. Since the User ID is used to publicly identify bids, we strongly encourage you to create your User ID in a manner that protects you or your company's identity.

If you do not register online, a User ID number and password will be assigned to you. The User ID must be on the Bidder Statement when submitting bid increases, by mail. The User ID number will be

used to identify the bidders on the recorded hotline and on our auction web page at www.auctionrp.com.

9. Daily Bidding Results

In addition to viewing the bids online at www.auctionrp.com, bidders may call GSA's 24-hour bid hotline at **1-888-GSA-LAND** to hear the current high bid. The property codes are identified on page 2. Bid submitted online at www.auctionrp.com are posted immediately with the date and time submitted. The bid hotline will be updated each Monday morning (excluding Federal Holidays) with the highest bid received over the weekend, and whenever new high bids are received during normal business hours. Bidders will be notified via the hotline recording and at www.auctionrp.com when bidding will be closed. Bidders are urged to pay close attention to the recording and web page, which will contain new, revised and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

10. Increasing Your Bid

If you learn from the recorded message or from the www.auctionrp.com that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and the bid deposit from your first bid

will apply to subsequent increased bids. Increased bids must be submitted on the official Bidder Registration and Bid Form unless you are bidding online. Official Bidder Registration and Bid Form may be photocopied. **Increased bids for**

Property Code 242 must be at least Fifty Thousand Dollars (\$50,000),

Property Code 243 must be at Two Hundred Fifty Thousand Dollars (\$250,000),

Property Code 244 must be at Fifty Thousand Dollars (\$50,000)

Property Code 245 must be at One Hundred Fifty Thousand Dollars (\$150,000)

Property Code 246 must be at One Hundred Fifty Thousand (\$150,000)

Property Code 247 must be at Fifty Thousand Dollars (\$50,000)

more than the previous high bid in order to be considered.

The Government reserves the right to increase the bid increment at any time prior to the close of the sale. To increase a previously submitted bid, bidders may use one of the following methods: U.S. Mail, private express delivery services or online at www.auctionrp.com. In the event that two bids of equal value are

received via U.S. Mail, private express delivery services or online, the first bid received will be recognized.

11. Call for Final Bids

Once bidding slows down, a date will be set for the receipt of final bids. That date will be announced on the web page www.auctionrp.com and on the GSA bid hotline recording. If no increased bid is received by 3 p.m. PDT on the date set for receipt for final bids, then bidding will close at 3 p.m. on that same date. If an increased bid **is** received on a timely basis, then bidding will be continued over until the **next business day** on the same terms. Thereafter, bidding will only be continued to the next business day if an increased bid is received each day by 3:00 p.m. There is no advantage to waiting until the last minute to bid.

12. Online Bidding

The Government will not be responsible for any failure attributable to the transmission or receipt of an online bid, including, but not limited to, the following:

1. Receipt of a garbled or incomplete bid.
2. Availability or condition of the receiving electronic equipment.
3. Incompatibility between the sending and receiving equipment.
4. Delay in transmission or receipt of bid.

5. Failure of the bidder to properly identify the bid.
6. Malfunctioning of any network, computer hardware or software.
7. Security of bid data.

a. Bid deposits by cashier's check may be made following the instructions on page 6, paragraph 5. Deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: www.auctionrp.com. Upon submission of the required information, the credit card account will be debited. The bidder will be notified of his or her bidder ID number. This number and a personal password must be used in order to bid online.

b. In order to complete your registration over the Internet, you must submit an official Bidder Registration that is signed and dated. Initial Bidder Registration submitted by fax will be accepted. However, Bidder Registration with an original signature must be submitted within five (5) business days from the date of the initial bid.

c. Bidders who registered online may increase their bids by following the instructions at www.auctionrp.com. If your bid is not accurately shown on the web page, then you should call GSA at (888) GSA-LAND ext. 3431 or 3408. By submitting your bid through www.auctionrp.com, you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your ID

number and password on the Internet.

13. Bid Executed on Behalf of Bidder

a. A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

b. If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c. If the bidder is a partnership, and all partners sign the bid, with a notation that they are all partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

14. Waiver of Informalities and Irregularities

The Government may, at its election, waive any minor informality or irregularity in bids received.

15. Backup Bidder

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder's may be then considered for award. The backup bidder's Registration Deposit will be retained, without interest, until the first high bidder has increased his/her initial bid deposit to the required 10% of the purchase price. Subsequently the Registration Deposit of the second high bidder will be returned, without interest by mail thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an award that is in best interest of the Government.

16. Acceptable Bid

An acceptable bid is one from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered.

17. Notice of Acceptance or Rejection

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

18. Additional Information

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this brochure.

19. Sale and Conveyance

The sale and conveyance of the property shall be made subject to the following:

a. All covenants, easements, reservations, restrictions and encumbrances, whether of record or not.

b. Any statement of facts which a physical inspection and accurate survey of the property may disclose.

REGISTRATION DEPOSIT BY CREDIT CARD

BLM July 2005 Online Auction

(Read all instructions before completing this form)

SEND THIS FORM TO:

U.S. General Services Administration
Office of Property Disposal Division (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM July 2005 Online Auction

REGISTRATION DEPOSIT: \$10,000.00 FOR EACH PARCEL

Check below:

- | | |
|---|--|
| <input type="checkbox"/> Property Code 242
N-78218 | <input type="checkbox"/> Property Code 245
N78901 |
| <input type="checkbox"/> Property Code 243
N-78852 | <input type="checkbox"/> Property Code 246
N78917 |
| <input type="checkbox"/> Property Code 244
N-78897 | <input type="checkbox"/> Property Code 247
N78934 |

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Invitation for Bid Package and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the bid deposit, as specified on **Page 6, Registration Deposit Terms, Paragraph 5**. In the event that applicant becomes the successful bidder, the bid deposit will be applied towards the purchase price for the property. In the event the applicant is not the successful bidder, the bid deposit will be credited to the credit account listed below.

PLEASE PRINT OR TYPE LEGIBLY

First and Last Name: _____

Address: _____

City: _____ State: _____ Zip _____

Amount to be charged: \$ _____

Check type of credit card to be charged: ☐ Visa ☐ MasterCard

Name as it appears on card: _____

Card Number: _____ Exp. Date _____

Phone: [] _____ Fax: [] _____

BIDDER REGISTRATION AND BID FORM

BLM July 2005 Online Auction

Sale Bid and Certificate of Eligibility

(Read all instructions before completing this form)

SEND BID REGISTRATION AND BID FORM TO:

U.S. General Services Administration
Office of Property Disposal Division (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM July 2005 Online Auction

Type of Bid:

Initial Bid [] Increased Bid []

Check below:

[]	Parcel N-78218 Property Code 242	[]	Parcel N78901 Property Code 245
[]	Parcel N-78852 Property Code 243	[]	Parcel N78917 Property Code 246
[]	Parcel N-78897 Property Code 244	[]	Parcel N78934 Property Code 247

Registration Deposit: **\$10,000.00**

Bid amount: \$

Bid amount spelled out:

Note: Individuals taking title together should check "Individual" box and each sign below.

Individual [] I certify that I am a citizen of the United States, 18 years of age or older, and am not an employee of the U.S. Department of the Interior.

Partnership [] I certify that I am qualified as specified above for an individual. (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, each member of the partnership or association must sign this certificate.)

Corporation [] I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

Print your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Name of Individual or Corporation

Name of Individual or Corporation

Signature

Signature

Street Address

Street Address

City, State and Zip Code

City, State and Zip Code

Address to mail patent: _____

Name and phone number of point of contact: _____

Note: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

BID REGISTRATION AND BID FORM
BLM July 2005 ONLINE AUCTION

Certificate of Corporate Bidder
(For use with Bidder Registration and Bid Form for Purchase of Government Property)

I, _____, certify that I am _____
(Secretary or Other Title)

of the Corporation named as bidder herein; that _____,
(Name of Authorized Representative)

who signed this Bid For Purchase of Government Property on behalf of the

bidder was then _____ of said
(Official Title)

Corporation that said bid was duly signed for and on behalf of said Corporation by

authority of its governing body and is within the scope of its corporate powers.

Signature of Certifying Officer: _____

(Corporate Seal Here)